

SEVENTH - The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 under No. P51600015796 ON 26-3-2018 with the Real Estate Regulatory Authority.

EIGHTH: That the condominium shall be known as "**SEJAL GLORY APARTMENT**" and that the family units common areas and facilities of the building will be as follows:-

- * Family Unit - On First floor there are Five flats numbered as 1,2,3,4 and 5
- * Family Unit - On Second floor there are Five flats numbered as 6,7,8,9 and 10.
- * Family Unit - On Third floor there are Five flats numbered as 11, 12, 13, 14 and 15.
- * Family Unit - On Fourth floor there are Five flats numbered as 16,17,18,19 and 20.

Description of each family unit is described as under:-

(1) Family Unit - Apartment/ **Flat No. 1.** It is an apartment on the **First floor** admeasuring carpet area **46.28 Sq. Mtrs.**, usable area of Balcony 5.98 Sq. Mtrs. and usable area of Porch below 4.45 Mtrs.

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

(2) Family Unit - Apartment/ **Flat No. 2.** It is an apartment on the **First floor** admeasuring carpet area **45.46 Sq. Mtrs.**, usable area of Balcony 4.50 Sq. Mtrs. and usable area of Porch below 4.78 Mtrs.

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

(3) Family Unit - Apartment/ **Flat No. 3.** It is an apartment on the **First floor** admeasuring carpet area **36.39 Sq. Mtrs.** and usable area of Balcony 4.58 Sq. Mtrs.

Name of Owner - [1] **MR. SANJAY BHIMNATH KHAIRNAR**

[2] **MRS. RATNA SANJAY KHAIRNAR**

Agreement of Sale Registered at Sr.No. 2690 on 25-4-2019

(4) Family Unit - Apartment/ **Flat No. 4.** It is an apartment on the **First floor** admeasuring carpet area **45.47 Sq. Mtrs.** and usable area of Balcony 4.58 Sq. Mtrs.

Name of Owner - [1] **MR. DINESH UTTAMRAO THAKARE**

[2] **MRS. YOGITA DINESH THAKARE**

Agreement of Sale Registered at Sr.No. 3711 on 29-12-2018

(5) Family Unit - Apartment/ **Flat No. 5.** It is an apartment on the **First floor** admeasuring carpet area **46.35 Sq. Mtrs.** and usable area of Balcony 6.28 Sq. Mtrs.

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

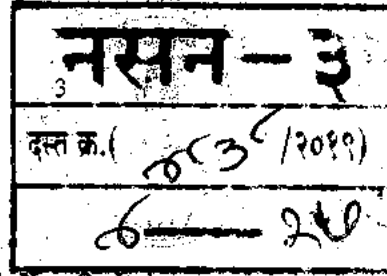
(6) Family Unit - Apartment/ **Flat No. 6.** It is an apartment on the **Second floor** admeasuring carpet area **46.28 Sq. Mtrs.** and usable area of Balcony 6.19 Sq. Mtrs.

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

(7) Family Unit - Apartment/ **Flat No. 7.** It is an apartment on the **Second floor** admeasuring carpet area **45.46 Sq. Mtrs.** and usable area of Balcony 8.19 Sq. Mtrs.

Name of Owner - **MRS. UMA JIBHAU PATIL**

Agreement of Sale Registered at Sr.No. 7907 on 22-11-2018



(8) Family Unit - Apartment/ Flat No. 8. It is an apartment on the **Second floor** admeasuring carpet area **36.39 Sq. Mtrs.** and usable area of Balcony **4.58 Sq. Mtrs.**

Name of Owner - [1] **MR. DEEPAK RAMESH KALE**

[2] **MRS. SANGITA DEEPAK KALE**

Agreement of Sale Registered at Sr.No. 6596 on 18-9-2018

(9) Family Unit - Apartment/ Flat No. 9. It is an apartment on the **Second floor** admeasuring carpet area **45.47 Sq. Mtrs.** and usable area of Balcony **4.58 Sq. Mtrs.**

Name of Owner - [1] **MR. SANTOSH SAHEBRAO WATPADE**

[2] **MRS. SUVARNA SANTOSH WATPADE**

Agreement of Sale Registered at Sr.No. 486 on 21-1-2019

(10) Family Unit - Apartment/ Flat No. 10. It is an apartment on the **Second floor** admeasuring carpet area **46.35 Sq. Mtrs.** and usable area of Balcony **6.28 Sq. Mtrs.**

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

(11) Family Unit - Apartment/ Flat No. 11. It is an apartment on the **Third floor** admeasuring carpet area **46.28 Sq. Mtrs.** and usable area of Balcony **6.19 Sq. Mtrs.**

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

(12) Family Unit - Apartment/ Flat No. 12. It is an apartment on the **Third floor** admeasuring carpet area **45.46 Sq. Mtrs.** and usable area of Balcony **8.19 Sq. Mtrs.**

Name of Owner - [1] **MR. SUBHASH VITHAL JADHAV**

[2] **MRS. SUSHILA SUBHASH JADHAV**

Agreement of Sale Registered at Sr.No. 3103 on 15-5-2019

(13) Family Unit - Apartment/ Flat No. 13. It is an apartment on the **Third floor** admeasuring carpet area **36.39 Sq. Mtrs.** and usable area of Balcony **4.58 Sq. Mtrs.**

Name of Owner - [1] **MR. DHATRAK SAGAR BHIMRAO**

[2] **MRS. DHATRAK KAVERI SAGAR**

Agreement of Sale Registered at Sr.No. 2988 on 10-5-2019

(14) Family Unit - Apartment/ Flat No. 14. It is an apartment on the **Third floor** admeasuring carpet area **45.47 Sq. Mtrs.** and usable area of Balcony **4.58 Sq. Mtrs.**

Name of Owner - [1] **MR. YOGESH SAHEBRAO WATPADE**

[2] **MENKA VISHWANATH SHINDE ALIAS**

MRS. MENKA YOGESH WATPADE

Agreement of Sale Registered at Sr.No. 485 on 21-1-2019

(15) Family Unit - Apartment/ Flat No. 15. It is an apartment on the **Third floor** admeasuring carpet area **46.35 Sq. Mtrs.** and usable area of Balcony **6.28 Sq. Mtrs.**

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

(16) Family Unit - Apartment/ Flat No. 16. It is an apartment on the **Fourth floor** admeasuring carpet area **46.28 Sq. Mtrs.** and usable area of Balcony **6.19 Sq. Mtrs.**

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

(17) Family Unit - Apartment/ Flat No. 17. It is an apartment on the **Fourth floor** admeasuring carpet area **45.46 Sq. Mtrs.** and usable area of Balcony **6.19 Sq. Mtrs.**

340/4838

पावती

Original/Duplicate

Tuesday, July 23, 2019

नोंदणी क्र.: 39म

11:49 AM

Regn.: 39M

पावती क्र.: 5800 दिनांक: 23/07/2019

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन3-4838-2019

दस्तऐवजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: सेजल बिल्डकॉन प्रा. लि. तर्फे डायरेक्टर श्री. रावबा आनंदा मोरे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:09 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

सह. दुय्यम निबंधक पत्र-२

नाशिक-३

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004306623201920E दिनांक: 23/07/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2207201914121 दिनांक: 23/07/2019

बँकेचे नाव व पत्ता:

मूळ दस्त परत केला

स सही केतली.

CHALLAN
MTR Form Number-6



GRN MH004306623201920E		BARCODE		Date 22/07/2019-18:20:50	Form ID 25.1
Department Inspector General Of Registration			Payer Details		
Stamp Duty			TAX ID (If Any)		
Type of Payment Registration Fee			PAN No.(If Applicable)		
Office Name NSK3_NASHIK 3 JOINT SUB REGISTRAR			Full Name		Sejal Buildcon Pvt Ltd Through Director
Location NASHIK			Flat/Block No.		-
Year 2019-2020 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030046401 Stamp Duty		100.00	Nashik		
0030063301 Registration Fee		100.00	Area/Locality		
			Nashik		
			Town/City/District		
			PIN		
			4 2 2 0 0 1		
Remarks (If Any)			Sejal Buildcon Pvt Ltd Through Director-		
नस्यन-३ दस्तावेज क्र. (७८७/२०१९) १ - २०					
Total		200.00	Amount In	Two Hundred Rupees Only	
			Words		
Payment Details BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02202292019072206460 85308735
Cheque/DD No.		Bank Date	RBI Date	22/07/2019-18:20:50	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

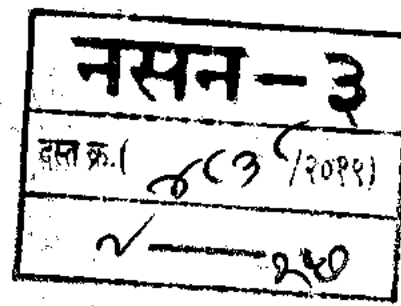
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8007075055

सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चालन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2207201914121	Date 22/07/2019
Received from Sejal Buildcon Pvt Ltd Through Director, Mobile number 8007075055, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	



DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 23rd day of JULY 2019.

BY

SEJAL BUILDCON PVT. LTD., PAN AAKCS 9669 J, A Company duly incorporated under the Indian Companies Act through its **DIRECTOR MR. RAWBA ANANDA MORE**, Age 45 Years, Occupation Business and Agriculturist, R/o. 3, G.B.M House, Opp. Nirmala School, Behind Vasant Udhyan, Gangapur Road, Nashik 422 013.

Hereinafter referred to as the **GRANTORS** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the **FIRST PART**.

FIRST - the Grantor is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the property situated at Nashik, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder and hereinafter referred to as the Said Property.

SECOND - the Grantor has purchased Plot No. 21 and 22 from the previous owner Mr. Shrikant Gambhirrao Male and Mrs. Tara Rawba More by a sale deed dated 13-5-2011 which is duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 4144 on 13-5-2011 and name of the Grantor is mutated in the owners column of the record of rights.

THIRD - the Grantor has purchased Plot No. 23 from the previous owner Mr. Sandeep Ganpat Mhatre and others by a sale deed dated 22-6-2012 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 6511 on 22-6-2012 and name of the Grantor is mutated in the owners column of the record of rights.

FOURTH - the said property is duly converted to Non Agri. use u/s. 44 of the M. L. R. Code under Order of Collector, Nashik under No. Maha/ Kaksha / 3 / Bi. She. Pa. Kra/ 50/2008 dated 16-5-2008.

FIFTH - the Grantor has prepared a building plan which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND /BP /C-1/646/15282 on 8-2-2018 which is revised under No. LND/BP / C1/40/2019 Dated 9-4-2019 and as per the approved building plan the grantor has completed the construction of the entire building and obtained completion certificate from Nashik Municipal Corporation under No. NANIV1/ C1/ 24640/2019 Dated 6-7-2019.

SIXTH- That the said building consists Stilt for parking and First to Fourth Floor consisting of residential apartment. All the floors are all capable of individual utilization on account of having their own exit to a common area and facility of the said building and the apartment will be sold to one or more owners, each owner obtaining particular and exclusive property right thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (Hereinafter referred to as the Family Unit) and also an undivided interest in the general and/or restricted common areas and facilities of the said building as listed hereinafter necessary for their adequate use and enjoyment and hereinafter referred to as the general and/or restricted common areas and facilities, all of the above are in accordance with the Maharashtra Apartment

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(18) Family Unit - Apartment/ Flat No. 18. It is an apartment on the **Fourth floor** admeasuring carpet area **36.39 Sq. Mtrs.** and usable area of Balcony **4.58 Sq. Mtrs.**

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

(19) Family Unit - Apartment/ Flat No. 19. It is an apartment on the **Fourth floor** admeasuring carpet area **39.36 Sq. Mtrs.** and usable area of Balcony **10.48 Sq. Mtrs.**

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

(20) Family Unit - Apartment/ Flat No. 20. It is an apartment on the **Fourth floor** admeasuring carpet area **40.34 Sq. Mtrs.** and usable area of Balcony **12.38 Sq. Mtrs.**

Name of Owner - **SEJAL BUILDCON PVT. LTD.**

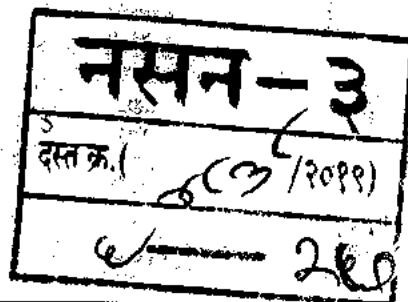
COMMON AREAS AND FACILITIES:-

- Following facilities shall be located throughout the building:
- Underground water tank located in the side margin and overhead water tank located on the roof of the building.
- Plumbing network throughout the building.
- Sanitary network throughout the building and septic tank located in the side margin.
- Electric wiring network throughout the building.
- Necessary electrical lighting network and common water connection throughout the building.
- Motor with pump set and in General all apparatus and installations existing for common use.
- Common meter for common electric consumption.
- Lift with battery backup.
- Borewell with pumpset.
- That all the flat owners shall maintain the building and common amenities at their own costs and expenses for which they shall collect the maintenance amount from each flat owner.
- Compound wall with M. S. gate.
- Allotted parking.

RESTRICTED AREAS:

- That except the apartment owners whom the parking is allotted no other apartment owners shall have right, title and interest in the said parking. The other apartment owners shall never claim any right in the parking allotted to particular apartment owners.
- That amount of one time maintenance of building is to be deposited by all the flat owners, the said amount shall be deposited in the bank and interest accrued thereon shall be used for the maintenance. If the amount of interest is insufficient then all the flat owners shall contribute additional amount towards the maintenance.

SIXTH : (a) That the right, title and interest of each owner of a family unit in the general / restricted common area and facilities as listed above and their proportionate share in the profits and common expenses in the general common areas and facilities as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of "**SEJAL-GLORY APARTMENT**" Condominium is based on the proportionate area of each family unit to the total area of the all family units as follows :-



APARTMENT/FLAT NO.	PERCENTAGE
Flat No. 1	5.34%
Flat No. 2	5.24%
Flat No. 3	4.19%
Flat No. 4	5.24%
Flat No. 5	5.34%
Flat No. 6	5.34%
Flat No. 7	5.24%
Flat NO. 8	4.19%
Flat NO. 9	5.24%
Flat NO. 10	5.34%
Flat NO. 11	5.34%
Flat NO. 12	5.24%
Flat NO. 13	4.19%
Flat NO. 14	5.24%
Flat No. 15	5.34%
Flat No. 16	5.33%
Flat No. 17	5.24%
Flat No. 18	4.19%
Flat No. 19	4.54%
Flat No. 20	4.65%
TOTAL	100%

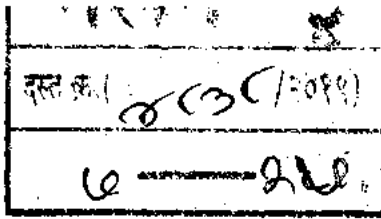
(b) The proportionate representation for voting purposes provided in (a) hereof may be limited in accordance with the provisions of the bye laws attached hereto as Exhibit B.

(c) Apartment and the percentage of undivided interest in the common areas and facilities appertaining to the apartment, each apartment are not encumbered in any manner whatsoever on the date of this Declaration.

SEVENTH: That the Administration of Condominium consisting as aforesaid of the building and parcel of land described in the schedule of this declaration shall be in accordance with the provisions of this declaration and with the provisions of the bye laws which are made a part of this declaration and are attached hereto as Exhibit B.

EIGHTH: That as appear above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Apartment Ownership Act 1970, so that all the family units may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to a restricted common areas and family of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition the specified undivided interest in the restricted common areas and facilities.

NINTH: That so long as the Grantors owns one or more of the family units, the Grantors shall be subject to the provisions of this Deed and of the Exhibits A and B attached hereto and the Grantors convenience to take no action which will adversely affect the rights of the Association of Apartment Owners with respect to assurances against latent defects in the building or other rights assigned to the Association by reason of the establishment of the **"SEJAL-GLORY APARTMENT"** Condominium.



TENTH: That the general Common areas and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof.

ELEVENTH: That the percentage of the undivided interest in the restricted common areas and facilities established herein shall not be charged except with the unanimous consent of all the apartment owners expressed in amendment to this declaration duly registered.

TWELTH: That the undivided interest in the restricted common areas and facilities shall not be separated from the family unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

THIRTIETH: That each apartment owner shall comply with the provisions of this declaration, the bye-laws decision and resolutions of the Association of Apartment Owners of its representative and failure to comply with any such provisions decisions or resolutions shall be grounds for an action to recover sums due, for damages, or for injunctive relief.

FOURTEENTH: That the dedication of the property to the plan of apartment ownership herein shall not be revoked or the property removed from the plan of apartment ownership or any of the provisions herein amended unless all of the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment, or removal of the property from the plan by duly registered instrument.

FIFTEENTH : That no apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or common areas and facilities or by the abandonment of his family unit.

SIXTEENTH: All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family units shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any, on the family unit for payment of Government or Municipal Taxes or both and (2) all sums unpaid on a first mortgage of the apartment.

SEVENTEENTH: That all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner, are subject to the provisions of this declaration and that the mere acquisition or rental of any of the family unit of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this declaration are accepted and ratified. The respective family unit shall not be rented or given on leave and license or care taker basis by the app. owners thereof for transient or hotel purposes, which shall be defined as (a) rental compensation or compensation for any period less than thirty days or (b) any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services other than the forgoing obligations, the app. owners of the respective family unit shall have the absolute right, to lease such unit or give it and leave and license or care taker basis provided that said lease or leave and license or care taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the bye laws in Exhibit B attached hereto.

EIGHTEENTH: That if the property, subject to the plan of app. ownership is totally of substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act 1970.

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NINETEETH : That where a family unit is sold by a mortgagee is exercise of his powers of sale under an English Mortgage against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable, for assessments by the association of title by such acquirer, it being understood, however that the above shall not be construed to prevent the association of apartment owners from filing and claiming charge for such assessments and enforcing same as provided by laws, and that such charge shall be subordinate to such mortgage.

TWENTEETH: That in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable for all unpaid assessments by the association of apartment owners against the respective share of the common expenses up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee thereof. However, any such grantee shall be entitled to a statement from the Manager or Board of Managers of the association, as the case may be setting forth the account of the unpaid assessments against the grantor due to the association and such grantee shall not be liable for, nor shall the family unit conveyed be subject to a charge for, any unpaid assessment made by the association of apartment owners against the grantor in excess of the amount therein, set forth.

TWENTY FIRST: The amendment to this Declaration will be effected after passing a resolution to that effect in the meeting of the entire Apartment. Owners and for such resolution the consent of each apartment owner for the same will be necessary and in pursuance of the resolution passed the Board of Managers will be entitled to effect such amendment to the declaration provided such amendment is registered.

TWENTY SECOND: The service of the notice and/or summons or any type of the correspondence will be made at the address subsequently informed by the Apartment. Owners to the Board of Managers in writing.

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property land admeasuring 598.60 Sq. Mtrs. out of Plot No. 21/22/23 of S. No. 82/1A total admeasuring 637.47 Sq. Mtrs. situated at Nashik, Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bounded as follows:-

On or towards East	: By Plot No. 28,29 and 30
On or towards West	: By 7.5 Mtrs. Colony Road
On or towards South	: By 7.5 Mtrs. Colony Road
On or towards North	: By Plot No. 24

**IN WITNESS WHEREOF THE GRANTORS HAVE SIGNED ON THIS DAY
DATE AND YEAR FIRST MENTIONED ABOVE.**



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
**SEJAL BUILDCON PVT. LTD. through its
DIRECTOR MR. RAWBA ANANDA MORE**
[GRANTOR]

[Signature and Seal]

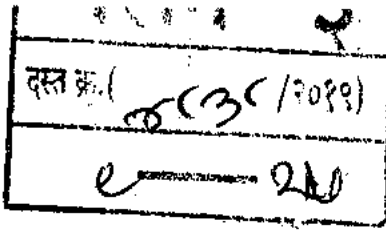


EXHIBIT "B"
BYE LAWS OF SEJAL-GLORY APARTMENT CONDOMINIUM
CHAPTER I

1) SHORT TITLE & APPLICATION

These bye-laws may be called "the Bye-laws of the **SEJAL-GLORY APARTMENT CONDOMINIUM**. The provisions of these bye laws apply to the **SEJAL-GLORY APARTMENT CONDOMINIUM**.

All present or future owners, tenants, future tenants or their employees or any other persons that might use the facilities of the building in any manner, are subject to the regulations set forth in these bye laws.

The mere acquisition or rental or taking on license of any of the family units (Hereinafter referred to as the "Units") of the building or mere act of occupancy of any of the said units will signify that these bye laws are accepted ratified and will be complied with.

2) DEFINITIONS:

1) In these bye laws, unless the context requires otherwise.

a) "Act" means the Maharashtra Apartment Ownership Act, 1970.

b) "Association" means the association of all the Apartments Owners Constituted by such owners for the purpose of **SEJAL-GLORY APARTMENT CONDOMINIUM**.

c) "Board" means a Board of Managers consisting of 3 persons all of whom shall be owners of Apartment in the **SEJAL-GLORY APARTMENT CONDOMINIUM**.

d) "Building" means the building located on land admeasuring 598.60 Sq. Mtrs. out of Plot No. 21/22/23 of S. No. 82/1A total admeasuring 637.47 Sq. Mtrs. situated at Nashik, Tal. Dist. Nashik, and known as the **SEJAL-GLORY APARTMENT CONDOMINIUM** and includes the land forming part thereof.

e) "Declaration" means the declaration which the sole owners of the building or all the owners of the building have execute registered as provided in the section 2.

g) "Owner" or "Apartment Owner" means the person owning apartment in the **SEJAL-GLORY APARTMENT CONDOMINIUM**.

h) "Section" means a section of the Act.

l) "unit" means a family unit in the **SEJAL-GLORY APARTMENT CONDOMINIUM**.

j) "Registrar" means the Registrar of the co-op. Societies.

2) Words & expression used in these bye laws but not defined therein shall have the meaning respectively assigned to them in the act.

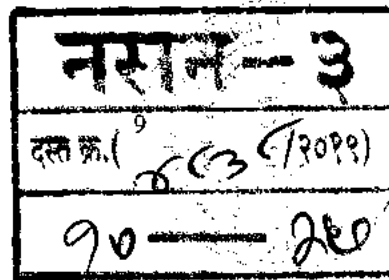
3) APARTMENT OWNERSHIP:

The Building located on the land admeasuring 598.60 Sq. Mtrs. out of Plot No. 21/22/23 of S. No. 82/1A total admeasuring 637.47 Sq. Mtrs. situated at Nashik, Tal. Dist. Nashik, known as the **SEJAL-GLORY APARTMENT CONDOMINIUM** is submitted to the provisions of the Act.

4) OBJECT OF ASSOCIATION:

1) The objects of the association shall be :

a) To be and act as the association of the Apartment Owners of the building called on the land admeasuring 598.60 Sq. Mtrs. out of



- "Said Building") who have filed their respective Declarations submitting their apartments to the provisions of the Act.
- b) To invest or deposit moneys:
 - c) To provide for the maintenance, repair & replacement of the common areas & facilities by contributions from the apartment owners, and if necessary, by raising loans for that purpose:
 - d) To retain & rent or license if possible, suitable portions of the common areas to outsiders for commercial purposes and to distribute the common profits left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund:
 - e) To provide for all & do all & any of the matters provided in the Sub Section (2) of Section 16:
 - f) To advance, with the consent of the Apartment owners, any short term loans to any apartment owners in case of emergent necessity & to provide for the repayment thereof in lump-sum or in installments:
 - g) To establish & carry on, its own accounts or jointly within individuals or institutions, educational, physical, social & recuperative activities for the benefits of the Apartment Owners:
 - h) To frame rules, within the approval of the general meeting of the association & after consulting the Competent Authority & may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association:
 - i) To do all the things necessary or & otherwise provide for their welfare expedient for the attainment of the objects specified by the bye-laws.
- 2) The association shall not act beyond the scope of its objects without duly amending the provisions of these bye laws for the purpose.

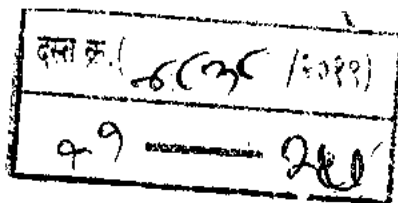
5) **MEMBERS OF THE ASSOCIATION:**

All persons who have purchased apartments in the **SEJAL-GLORY APARTMENT CONDOMINIUM** & executed respective Declarations u/s. 5 submitting their apartments to provisions of the act shall automatically be the members of the association, and shall pay the some of One Rupee as entrance fee & may purchase at least one share of the face value of RS. 100/- each. Each apartment owner shall receive a copy of the bye-laws on payment of One Hundred Rupees.

2) Upon any Apartment owner selling his Apartment or absolutely conveying the same by way of gift under his will or otherwise, the Purchaser or Done shall automatically become a member of the Association, & shall be admitted as member on payment of the entrance of One Rupee. The shares held by the Apartment owner shall be transferred to the name of such purchaser or done on payment of one rupee to the association.

3) On the death of an apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal representatives of his estate, in case he has not made any specific bequest {of the apartment,} The name of the legatee or the names of the legal representatives jointly shall be entered same, in the register of apartment owners maintained by the Secretary for the purpose of Administration of the **SEJAL-GLORY APARTMENT CONDOMINIUM** as apartment owner or joint apartment owners. Where any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6) **JOINT APARTMENT OWNERS:**



Association shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

7) HOLDING OF ONE SHARE COMPULSORY:

Every apartment owner must hold at least one share of the Association (Joint apartment owners holding the shares jointly).

8) DISQUALIFICATIONS:

No apartment owner shall be entitled to vote on the questions of the election of the members of the Board or the President, Secretary, Treasurer or any other office bearer or to be entitled to stand for election to such office if he is in arrears if any sum due from him in respect of his Contributions for common expenses, for more than Sixty days on the last day of the Board would take place.

CHAPTER - II
VOTING QUORUM AND PROXIES

9) VOTING:

Voting shall be on a percentage basis and the percentage of vote to which the owner is entitled is the percentage assigned to the family unit or units in the Declaration.

10) QUORUM:

Except as otherwise provided in these bye-laws the presence in person of a majority of owners shall constitute a quorum.

11) VOTES TO BE IN PERSON:

Votes shall be cast in person.

CHAPTER - III
ADMINISTRATION

12) POWERS & DUTIES OF THE ASSOCIATION :

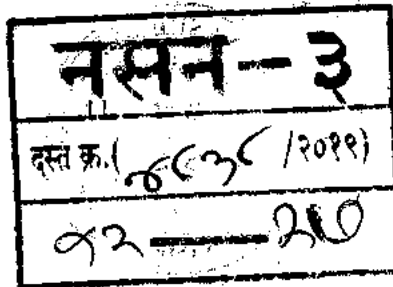
The association shall have the responsibility of administering the **SEJAL-GLORY APARTMENT CONDOMINIUM**, approving the annual budget establishing and collecting monthly assessments and arranging for the management of the Condominium in an efficient manner. Except as otherwise provided, resolutions of the association shall require approval by a majority of the owners, casting votes in person.

13) PLACE OF MEETINGS:

Meeting of the association shall be held at suitable place convenient to owners as may from time to time be designated by the Association.

14) ANNUAL MEETINGS:

The first annual meeting of the association shall be held within a period of two months from the date of registration of the declaration. Thereafter the annual meeting of the association shall be held on the 1st day of May of each succeeding year. At such meetings there shall be elected by ballot of the apartment owners a Board of Managers in accordance with the requirements of bye-law 22. 71



15) SPECIAL MEETINGS:

It shall be the duty of the President to call a special meeting of the Apartment Owners as directed by the resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any Officer duly authorized by him in his behalf. The notice of any special meeting shall state the time and place of such meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of four-fifths of the owners present in person.

16) NOTICE OF MEETING:

It shall be the duty of the secretary to mail or send a notice of each annual or special meeting. Stating the purpose thereof as well as the time and place where it is so held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this bye law shall be considered notice served. Notices of all the meeting shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

17) ADJOURNED MEETINGS:

If any meetings of any owners cannot be organized because a quorum has not attended the owner who are present, may adjourn the meeting to a time not less than 48 hours from the time the original the meeting was called. If at such adjourned meetings also, no quorum is present the owners present in person been not less than two shall form a quorum.

18) ORDER OF BUSINESS:

The order of business at all meetings of the owners of units shall be as follows:

- a) Roll call
- b) Proof of notice of meeting or waiver of notice
- c) Reading of minutes of preceding meeting.
- d) Report of Committees.
- e) Report of the Housing Commissioner or the Registrar or of the Officer duly authorized by them if present.
- f) Report of Committees .
- g) Election of Board of Managers.
- h) Unfinished Business, if any.
- i) New Business.

CHAPTER IV
BOARD OF MANAGERS

19) MANAGEMENT OF ASSOCIATION:

The affairs of the association shall be governed by a Board of Managers.

20) POWERS AND DUTIES OF BOARD :

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the association and may do all such acts and things as are not by law or these bye laws directed to be exercised &

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In addition to duties imposed by these bye-laws or by the solution of the association the Board shall be responsible for the following that is to say:

- Care, upkeep & surveillance of the **SEJAL-GLORY APARTMENT CONDOMINIUM** and the common areas and facilities and the restricted common areas and facilities.
- Collection of monthly assessment from the owners.
- Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the **SEJAL-GLORY APARTMENT CONDOMINIUM** and the common areas and facilities and the restricted common areas and the facilities.
- To provide for the manner in which the audit and the account of the association shall be carried out.
- To inspect the accounts kept by the secretary and /or the treasurer and examine the registers and account books and to take steps for the recovery of all sums due to the association.
- To sanction working expenses, count cash balance and deal with other miscellaneous business.
- To see that cash written up promptly and is signed duly by one of the members of the Board authorized in this behalf.
- To hear and deal with complaints.

22) MANAGER:

The Board may employ for the association a Manager at a compensation determined by the Board to perform such duties and services as the board shall authorize including but not limited to the duties listed in the bye-law 21.

23) ELECTION & TERM OF OFFICE :

At the first annual meeting of the association the term of the office of two Managers shall be fixed for three years. The term of office of two Managers shall be fixed at one year. At the expiration of the initial term of office of each respective Manager. A Successor shall be elected to serve a term of three years. The Manager shall hold office until their first meeting. (If a larger Board is contemplated, the terms of Office shall or should be established in a similar manner so that they will expire in different years)

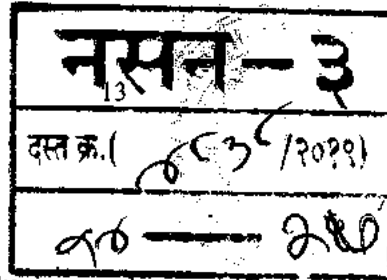
24) VACANCIES:

Vacancies in the Board caused by any reason other than the removal of a manager by a vote of the association shall be filled by vote of the majority of the remaining managers, even though they may constitutes than quorum and each person so elected shall be a manager until a successors is elected at the next annual meeting of the association.

25) REMOVAL OF MANAGERS:

At any regular or special meeting duly called any one or more of the managers may be removed with or without caused by a majority of the apartment owners and a successor may then and there to fill the vacancy thus created. Any manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

26) REGULAR MEETINGS:



such meetings shall be held during each year. Notice of regular meetings of the board shall be given to each manager, personally or by mail, or by telegraph, at least three days prior to the day named for such meeting.

27) SPECIAL MEETINGS:

Special Meetings of the Board may be called by the President on three days notice to each Manager, give personally or by mail or telegraph, which notice shall state the time, place (as herein above provided) and purpose of the meeting. Special meetings of the Board shall be called by the president of Secretary in like manner and on like notice on the written request of at least three Managers.

28) WAIVER OF NOTICE:

Before or at any meeting of the Board, any, manager, may in writing, waiver notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at meeting of the Board shall be a waiver of notice by him of the time and the place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

29) QUORUM :

At all meetings of the Board 1/3 of the total strength of the Managers shall constitute a quorum for Managers present at the meeting at which a quorum is present shall be the acts of the Board. If at any meeting of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting, from time to time any business which might have been transacted at the meeting as originally called may be transaction without further notice, provided there is a quorum present.

30) FIDELITY BONDS :

The board may require that all officers and employees of the association handling or responsible for association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the association.

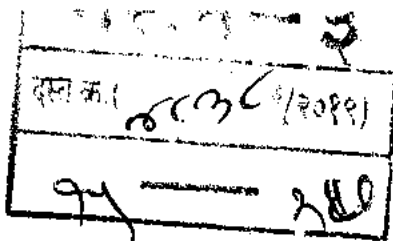
CHAPTER V
OFFICERS

31) DESIGNATION:

The principal officers of the association shall be president, Vice President a Secretary and a Treasurer all of whom shall be elected by and form the Board. The Board may appoint an assistant Treasurer and an assistant Secretary and such other officers as in there judgment may be necessary. In the case an association of One Hundred owners or less, the officers of Treasurer and Secretary, may be filled by the same person.

32) ELECTION OF OFFICERS :

The Officers of the association shall be elected annually by the Board of the Organization meeting of each new Board and shall hold offices at the pleasure of the Board.



Upon an affirmative vote of a majority of the members of the board any officer may be removed either with or without cause and his successor elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

34) **PRESIDENT:**

The President shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of president of an association, including, but not limited to the power to appoint committees from among owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the association.

35) **VICE PRESIDENT :**

The vice-president shall take the place of the president and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the board shall appoint some other member of the Board so to act on an interim basis. The vice president shall also perform such other duties as shall from time to time be imposed upon him by Board.

36) **SECRETARY :**

The Secretary shall keep the minutes of all meetings of the Board and the Minutes of all the meetings of the association, he shall have charge of such books and papers as the Board may direct; and he shall, in general, perform all the duties incidental to the office of the secretary.

38) **TREASURER :**

The Treasurer shall be responsible for association funds and securities and shall also be responsible for keeping full and accurate accounts of all the receipts and disbursements in books belonging to the association. He shall be responsible of the deposit of all moneys and other valuable effects in the name and to the credit and the association in such depositories as may from time to time be designated by the Board.

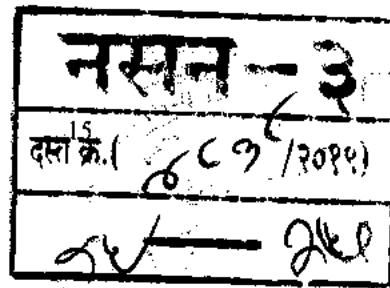
CHAPTER VI
OBLIGATIONS OF THE APARTMENT OWNERS

39) **ASSESSMENTS:**

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to **SEJAL-GLORY APARTMENT CONDOMINIUM**, which may include an insurance premium for a policy to cover repair work and reconstruction work in case of hurricane, fire, and earthquake or other hazard or calamity. The assessments shall be made pro-rata according to the value owned, as stipulated in the declarations. Such assessments shall include monthly payments to a General Operating Reserve Fund and a Reserve Fund for replacements.

40) **MAINTENANCE AND REPAIR:**

- 1) Every owner must perform promptly, all maintenance repair work within his own unit, which if omitted would affect the **SEJAL-GLORY APARTMENT CONDOMINIUM** in entirety or in part belonging to other owners, being expressly responsible for the damages and liabilities that



- 2) All the repair of the internal installation of the unit such as water, light, gas, power, sewage, telephones, air-conditioners, sanitary, installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.
- 3) An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common areas & facility damaged through his fault.

41) **USE OF FAMILY UNITS-INTERNAL CHANGES :**

- 1) All units (except units on the Ground floor, shop premises) shall be utilized for residential purposes only)
- 2) An owner shall not make any structural modifications or alterations in his unit or installation located therein without previously notifying the association in writing, through the President of the Board if no manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modifications, alteration or installation.

42) **USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES :**

An owner shall not place or cause to be placed or cause to be placed in the lobbies vestibules, stairways, elevators and other areas of **SEJAL-GLORY APARTMENT CONDOMINIUM** and facilities of a similar nature both common and restricted, any furniture, packages or objects of any kind such areas shall be used for no other purpose than for formal transit through them.

43) **RIGHT OF ENTRY :**

- a) An owner shall grant the right of entry to the Manager or to any other person authorized by the Board or the Association in case of an emergency originating in or treating his unit whether the owner is present at the time or not.
- b) An owner shall permit other owners or their representative when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services provided that requests for electrical services provided that request for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

44) **RULES OF CONDUCT :**

- 1) No resident of the **SEJAL-GLORY APARTMENT CONDOMINIUM** shall post any advertisement or posters of any kind in or on the building except as authorized by the association.
- 2) Residents shall exercise extreme care about making noises or the use of the musical instruments, radios televisions and amplifiers that may disturb others, residents keeping domestic animals shall abide by the Municipal Sanitary bye laws or regulations.
- 3) It is prohibited to hang garments, rugs, etc. from the windows balconies

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- 4) It is prohibited to use, etc. by beating on the exterior part of the said condominium.
- 5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin.
- 6) No owner, resident or lessee shall install wiring for electrical or telephone installation television antenna, machines or air conditioning units, etc. on the exterior of the **SEJAL-GLORY APARTMENT CONDOMINIUM** or that ported through the walls or the roof of that condominium except as authorized by the Association.

CHAPTER - VII

FUNDS AND THEIR INVESTMENTS

45) FUNDS :

Funds may be raised by the Association in all or any of the following ways namely :

- a) By shares
- b) By contributions and donations from the apartment owners.
- c) From common profits which shall form the nucleus of the reserve funds.
- d) By raising loans, if necessary subject to such terms and conditions as the associations, with the approval of the Competent Authority may determine in his behalf.

46) INVESTMENT ;

The association may invest or deposit its funds in one or more of the following :

- a) In the Central Co. Op. Bank or in the State Co. Op. Bank or in the State Co. Op. Bank or any other Schedule Bank decided by the meeting.
- b) In any of the securities specified in Section 20 of the Indian Trusts Act 1882.
- c) In any Co. Op. Bank other than those referred to in clause (a) of this bye laws or in any banking company approved for this purpose by the association.

47) AFFILIATION :

Should there be any Federation of Apartment Owners in the locality in which the **SEJAL-GLORY APARTMENT CONDOMINIUM** is situate, the association may, after consulting the competent authority, become a member thereof and pay the sums from time to time payable to such federation under the rules thereof.

48) ACCOUNTS :

1) A banking account shall be opened by the association into which all moneys received on behalf of the association shall be paid, provided that the Secretary, may retain in his personal custody an amount not exceeding RS. 100/- for petty expenses. All payment above RS. 100/- shall be made by Cheque by the secretary and one member of the board.

2) Each apartment owner shall have a pass book in which the secretary shall enter amount paid to be or received for his share in receipts of profits from common areas and contributions towards common expenses and his

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3) The association shall on or before 31st July in each year publish an audited annual financial statement in respect of the common areas and facilities containing:

- The profit and loss account;
- The receipts and expenditure of the previous financial years and,
- A summary of the property and assets and liabilities of the common areas and facilities of the association giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at:

4) The audited financial statement shall be open to the inspection of any member of the association during office hours and in the office of the association and a copy thereof shall be submitted to the competent authority not later than 15th August every year.

5) Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement in a similar list of loans. The financial statement shall state up to what date profits and expenses of common areas are included.

49) **PUBLICATION OF ACCOUNTS AND REPORTS:**

A copy of the last financial statement and of the report of the auditor, if any, shall be kept in a conspicuous place in the office of the association.

50) **APPOINTMENT OF AUDITOR:**

The association shall appoint at its general meeting an auditor who shall audit the account of the association to be prepared by the board as herein above provided and shall examine the annual return and verify the same, with the accounts relating thereto and shall either sign the same as found by him to be correct, duly vouched and in accordance with law, or specially report to the association in what respect he finds it incorrect, unvoiced or not in accordance with law.

51) **POWER OF AUDITOR :**

The auditor shall be entitled to call for examine any papers or documents belonging to the association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make especial report to the association upon any matter connected with the accounts which appears to him to require notice.

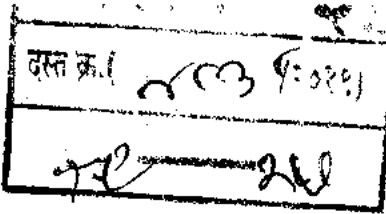
CHAPTER - VIII
MORTGAGES

52) **NOTICE TO ASSOCIATION :**

An owner who mortgages his units shall notify the association through the Manager, if any or the President of Board, in the event there is no manager, the name and address of his mortgage and the association shall maintain such information in book entitled " Mortgagees of Units".

53) **NOTICE TO UNPAID ASSESSMENTS :**

The association shall at the request of mortgagee of a unit report any



COMPLIANCE

54) COMPLIANCE:

These bye laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act 1970. In case any of these bye laws conflict with the provisions of the said Act, it is hereby agreed and accepted that provisions of the Act will apply.

55) SEAL OF THE ASSOCIATION:

The association shall have a common seal which shall be in the custody of the secretary and shall be used only under the authority of resolution of the board and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the association by two members of the board and the secretary or any other person authorized by the association in that behalf.

CHAPTER X **AMENDMENT TO PLAN OF APARTMENT OWNERSHIP**

56) AMENDMENT OF BYE LAWS :

These bye laws may be amended by the association in a duly consisted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 percent of the total value of all units in the **SEJAL-GLORY APARTMENT CONDOMINIUM** as shown in the Declaration.

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मी/आम्ही खाली सही करणारे नोंदणी अधिनियम १९०८ च्या मराठा प्रदेशात राज्य, पुणे यांचे दि. ३०/११/२०१३ रोजीचे परित्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारपत्र धारक (Power Of Attorney Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तीत्वात आहे व आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.

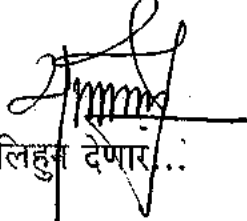
सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रकीयेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी/मा. न्यायालय/मा. उच्च न्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधीत होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने/मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रकीयेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायदानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.


लिहून देणार...


लिहून घेणार...



अहवाल दिनांक : 23/04/2019

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ७)

गाव :- नाशिक शहर - १

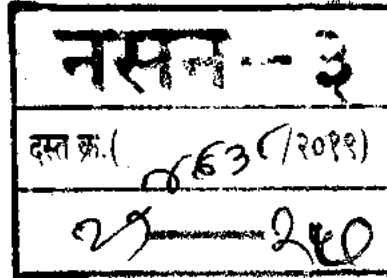
तालुका :- नाशिक

जिल्हा :- नाशिक

शेवटच्या फेरफाराचा दिनांक :- 25/10/2018

गट क्रमांक व उपविभाग : 82/1 अ/प्लॉट/21/22/23

गट क्रमांक व उपविभाग 82/1 अ/प्लॉट/21/22/23	भुधारणा पद्धती भोगवटदारा वर्ग -1	भोगवटदाराचे नांव			
शेतीचे स्थानिक नांव		क्षेत्र	आकार आणि पै	पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक	आर.चौ.मी	नाशिक महानगर पालिका नाशिक	0.38.87 18.24	(104465)	12381, 33520
बिन शेती	6.37.47	सेजल बिल्डकॉन प्रा लि	5.98.60287.76	(104465)	कुळाचे नाव
बिन शेती	306.00				इतर अधिकार
आकारणी					इतर
किरायत	-				रस्त्याकडे क्षेत्र 38.87 चौ.मी.
बागायत	-				(104465)
तरी	-				
वरकस	-				
इतर	-				
एकूण क्षेत्र	-				
पोटखराब (लागवडीस अयोग्य)					
वर्ग (अ)	-				
वर्ग (ब)	-				
एकूण पो ख	0.00.00				
जुडी किंवा विशेष	-				
आकारणी					
(103742)		सीमा आणि भुमापन चिन्हे			



गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १९)

गाव :- नाशिक शहर - १

तालुका :- नाशिक

जिल्हा :- नाशिक

शेवटच्या फेरफाराचा दिनांक :- 25/10/2018

गट क्रमांक व उपविभाग : 82/1 अ/प्लॉट/21/22/23

पिकाखालील क्षेत्राचा तपशील											लागवडीसाठी उपलब्ध		जल	शेरा	
मिश्र पिकाखालील क्षेत्र							निर्भळ पिकाखालील क्षेत्र				नसलेली जमीन		सिंचनाचे साधन		
वर्ष	हंगाम	मिश्रणाचा संकेत	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र		पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप क्षेत्र		
					पिकाचे नाव	जल सिंचित									
क्रमांक															
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	

नसमन - ३
दस्तावेज (८३८/२०१९)
२२ २६०

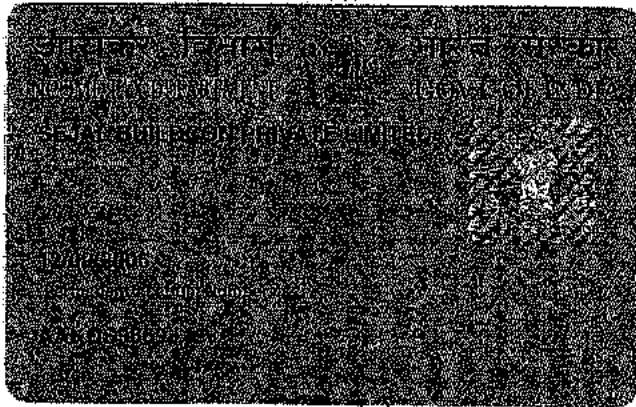


वे.सं.मु. - २५,००० पु. (१०० पानी) - ४-२०१६ - १०

गाव नमुना नऊ
 दैनिक पावती पुस्तक
 महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)
 गाव - नाशिक तालुका - नाशिक
 दिनांक ०९/१२/१८ भोगवटादार/पैसे देणारा
 ए.व. १९ म. ८२/१३५ PNO: २१ ते २३
 २३६२९८७ ६३७८४७

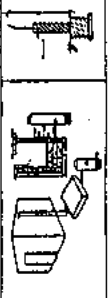
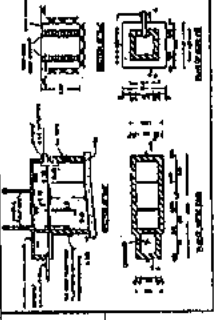
एकत्रीकृत जमीन महसूल										
धकबाकी			चालू वर्ष म्हणजे २०१८				स्थानिक उपकर			
			नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
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२०१७/१८			३०६	००						

(अक्षरी) रुपये सहास्र बारा रुपये मात्र फक्त मिळाले.
 तलाठी नाशिक
 ना नि कार्यालय



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APPROVED
 The Plans are approved for the purpose of the Building Regulations and the Local Authorities.
 R. R. CONSIDER
 CONSULTANT



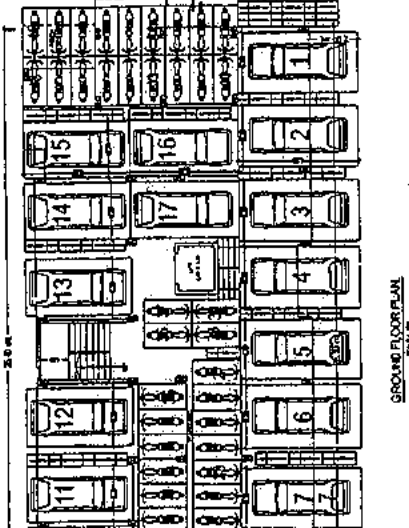
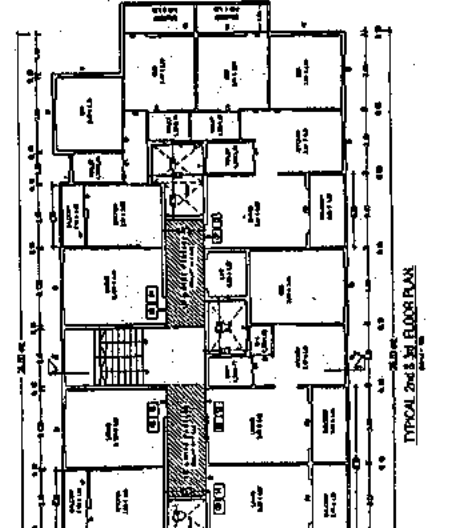
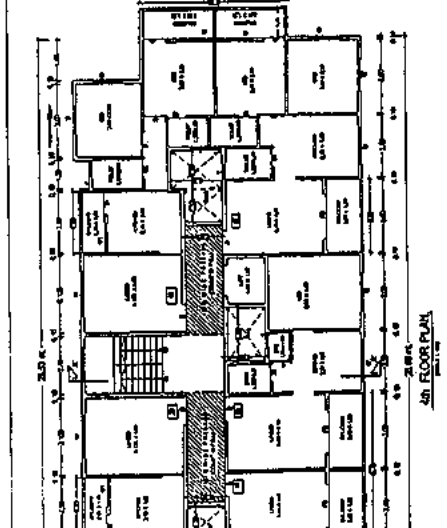
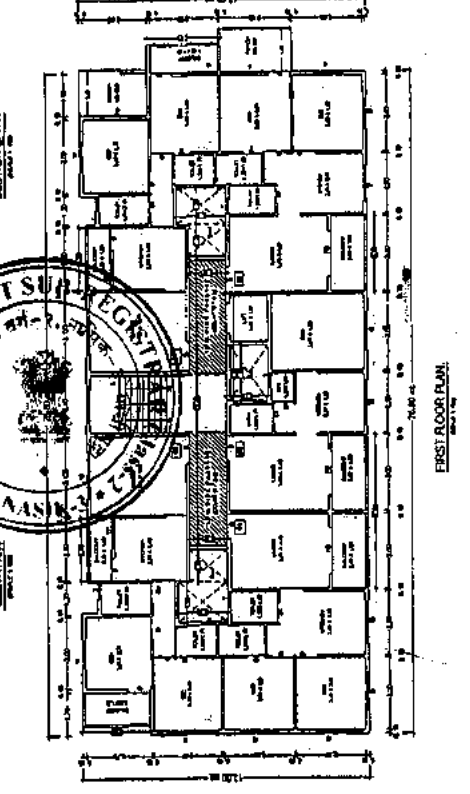
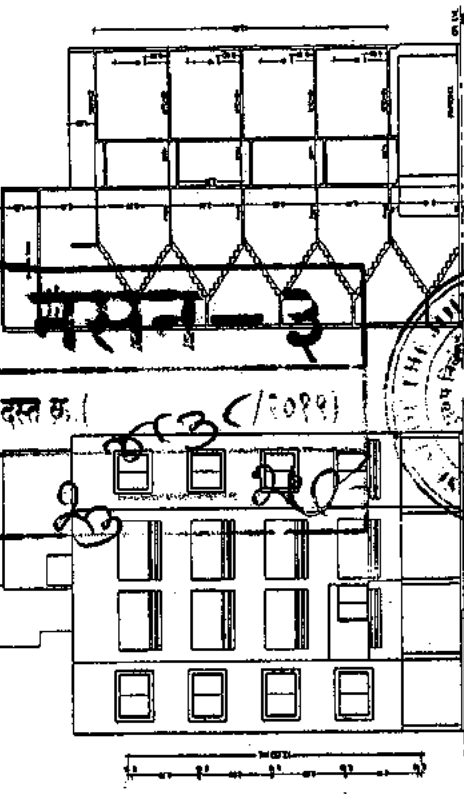
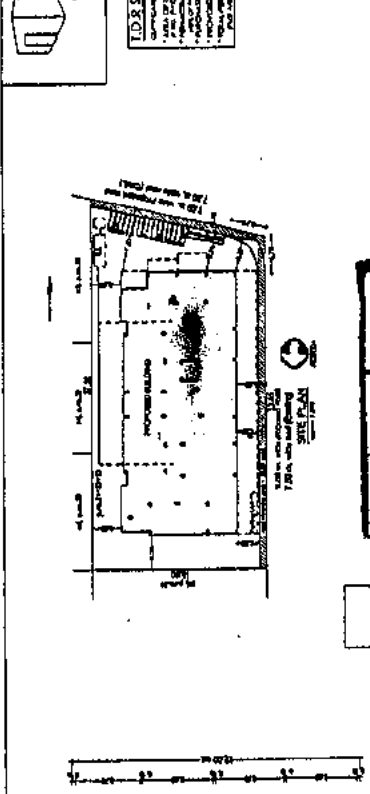
FOR STATEMENT OF WORK
 The work to be done is as follows:
 1. To prepare a complete set of plans for the building.
 2. To prepare a complete set of specifications for the building.
 3. To prepare a complete set of bills of materials for the building.
 4. To prepare a complete set of estimates for the building.
 5. To prepare a complete set of contracts for the building.
 6. To prepare a complete set of drawings for the building.
 7. To prepare a complete set of reports for the building.
 8. To prepare a complete set of documents for the building.
 9. To prepare a complete set of plans for the building.
 10. To prepare a complete set of specifications for the building.
 11. To prepare a complete set of bills of materials for the building.
 12. To prepare a complete set of estimates for the building.
 13. To prepare a complete set of contracts for the building.
 14. To prepare a complete set of drawings for the building.
 15. To prepare a complete set of reports for the building.
 16. To prepare a complete set of documents for the building.

PROFORMA 4

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REVENUE BUILDING PERMIT
 RESIDENTIAL BUILDING PLAN
 Plot No. 12/25/24/3/40/12/11
 FOR: SEAR BUILDING PVT. LTD.
 OPERATOR: SRI RAMA LAKSHMI - 100

R. R. CONSIDER
 CONSULTANT
 R. R. CONSIDER
 CONSULTANT



LOCATION PLAN

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नसमन-३	
दस्तावेज क्र.	७८३८/२०१९
२६-०३-२०१८	२६



Maharashtra Real Estate Regulatory Authority

CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51600015796

Project: **Sejal Glory Apartment, Plot Bearing / CTS / Survey / Final Plot No.: Plot No 21 Plus 22 Plus 23 S No 82/1Aet Nashik (M Corp.), Nashik, Nashik, 422013;**

1. **Sejal Buildcon Pvt Ltd** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422005.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from **26/03/2018** and ending with **09/03/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 3/26/2018 10:28:51 AM

Dated: 26/03/2018
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 24640

(पूर्ण/भागशः)

जावक क्र./ननिवि/५११/२४६४०/२०१९

दिनांक : ०६/०६/२०१९

श्री./श्रीमती

सेजल बिळ्डकॉन प्रा. लि. लॉफे आर. ए. मोरे

पॅन क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : नाशिक

आवक क्र. सी १/ओसी/१७३ दिनांक २६/०५/२०१९

व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं.—

महाशय,

दाखला देण्यात येतो की, शिवारातील/सि.स.नं., स.नं. ८२/१४

प्लॉट नं. २१४२२+२३ अं. भू. क्र.

नाशिक

मधील इमारतीच्या

पार्किंग + चार मजले फ्लॅट

मजल्याचे इकडील बांधकाम परवानगी क्र. सी १/४०/२०१९

दिनांक ०६/०४/२०१९ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री.

आर. बी. वाघ

रजिस्ट्रेशन क्र. ५२/४७३

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/

निवासी

कारणासाठी खालील अटी

शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- १) एकूण बांधकाम क्षेत्र १०२०.५५-चौ.मी. या पैकी निवासी १०२०.५५-चौ.मी. निवासेतर — चौ.मी.
- २) एकूण चटई क्षेत्र ९०८.१२-चौ.मी. या पैकी निवासी ९०८.१२-चौ.मी. निवासेतर — चौ.मी.
- ३) एकूण पार्किंग क्षेत्र — या पैकी निवासी — निवासेतर — चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

२) अभिशमन विभागाचा अंतिम दाखला क्रमांक

३) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक

४) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

५) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

६) बांध. वि. शुल्क र. क्र. १५१०/- + सेक्स-चार्ज र. क्र. १५४०/- पा. क्र. ६२१०२७५ दि. ०२/०६/२०१९ @ FSI प्रिमिम र. क्र. ३४२५०/- पा. क्र. ६४१०२७५ दि. २१/०१/२०१९ अन्वये झालेली आहे.

नसन-३

दस्त क्र. (४८३८/२०१९)

२५-२१०



कार्यकारी अभियंता

नगर नियोजन विभाग

नाशिक महानगरपालिका, नाशिक

340/4838

मंगळवार, 23 जुलै 2019 11:50 म.पू.

दस्त गोषवारा भाग-1

नसन3

दस्त क्रमांक: 4838/2019

दस्त क्रमांक: नसन3 /4838/2019

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नसन3 यांचे कार्यालयात

अ. क्र. 4838 वर दि.23-07-2019

रोजी 11:49 म.पू. वा. हजर केला.

पावती:5800

पावती दिनांक: 23/07/2019

सादरकरणाचे नाव: सेजल बिल्डकॉन प्रा. लि. तर्फे
डायरेक्टर श्री. रावबा आनंदा मोरे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकुण: 700.00

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिजालेख

शिक्षा क्र. 1 23 / 07 / 2019 11 : 49 : 02 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 23 / 07 / 2019 11 : 49 : 52 AM ची वेळ: (फी)





23/07/2019 11:48:37 AM

दस्त गोषवारा भाग-2

नसन3 25028

दस्त क्रमांक:4838/2019

दस्त क्रमांक :नसन3/4838/2019

दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सेजल बिल्डकॉन प्रा. लि. तर्फे डायरेक्टर श्री. रावबा आनंदा मोरे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: गंगापूर रोड नाशिक, महाराष्ट्र, नाशिक. पॅन नंबर:	लिहून देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित घोषणापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:23/07/2019 11:50:37 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अशोक सुकदेव कासोदे वय:38 पत्ता:काँलेज रोड नाशिक पिन कोड:422005		
2	नाव:अॅड तुषार पुरुषोत्तम पटेल - - वय:33 पत्ता:Nashik पिन कोड:422001		

शिक्रा क्र.4 ची वेळ:23/07/2019 11:51:27 AM

शिक्रा क्र.5 ची वेळ:23/07/2019 11:51:35 AM तोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Nashik3

EPayment Details.

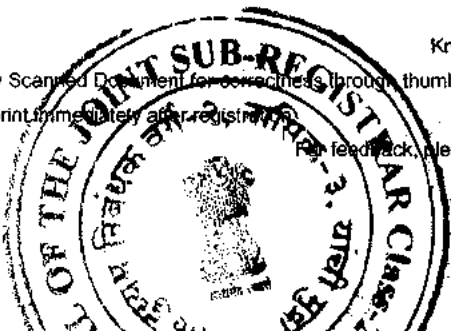
sr.	Epagement Number
1	MH004306623201920E
2	2207201914121

Defacement	वरील नोंदला.
0002265656201920	
2207201914121	

4838/2019

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2. Get print immediately after registration for feedback. Please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण २.५० पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

पुस्तक क्रमांक १, क्रमांक

23/07/2019 वर नोंदला.
माहिती सन २०१९

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.



23/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 4838/2019

नोदणी :

Regn:63m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार घोषणापत्र

(2) मोबदला 0

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1

(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मीजे नाशिक येथील स.नं. 82/1अ यासी प्लॉट नं. 21/22/23 यासी क्षेत्र 637.47 चौ.मि. पैकी 598.60 चौ.मि. यावरील सेजल ग्लोरी अपार्टमेंट चे घोषणापत्र. ((Survey Number : 82/1अ ;))

(5) क्षेत्रफळ

1) 598.60 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- सेजल बिल्डकॉन प्रा. लि. तर्फे डायरेक्टर श्री. रावबा आनंदा मोरे - - वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमास्तीचे नाव:-, ब्लॉक नं:-, रोड नं:- गंगापूर रोड नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422013 पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 22/07/2019

(10) दस्त नोंदणी केल्याचा दिनांक 23/07/2019

(11) अनुक्रमांक, खंड व पृष्ठ 4838/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14) शेरा

सूची क्र.11

नोदणी नंतरची प्रथम प्रत

अस्सल वरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२

नाशिक-३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Affidavit

